





APPLICATION FORM

CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

APPLICATION FORM INSTRUCTIONS:

-  Limit comments throughout the entire form to the space provided unless otherwise stated.
-  Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
-  Attachments shall not be accepted unless required by regulation or called for in the application form.
-  Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

PROJECT IDENTIFICATION

1. Official Name of Project: > Richmond Branch Library Expansion and Renovation

2. Type of Applicant Jurisdiction: > (Check one only)

City: ☐ County: ☐ City/County: ☒ District: ☐

3. Grant Applicant Name: > City and County of San Francisco

Legal name of jurisdiction that will own building

(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)

4. Authorized Official of the Applicant Jurisdiction: > Gavin Newsom

Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application

Title: > Mayor Phone: > 415.554.6141

E-mail: > gavin.newsom@sfgov.org

Address: > Office of the Mayor, City Hall, Room 200
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

5. Project Coordinator: > Marilyn Thompson, AIA

Name of individual who will have administrative control over the project for the applicant local jurisdiction

Title: > Bond Program Manager, Branch Library Improvement Program Phone: > 415.557.4234

E-mail: > mthompson@sfpd.org

Address: > San Francisco Public Library, 6th Floor
100 Larkin Street, San Francisco, CA 94102

6. Alternate Project Contact Person: > Mindy Linetzky

If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.

Title: > Bond Program Administrator, Branch Library Improvement Prog. Phone: > 415.554.4354

E-mail: > mlinetzky@sfpl.org

Address: > San Francisco Public Library, 6th Floor
100 Larkin Street, San Francisco, CA 94102

7. Head of Planning Department: > Gerald G. Green

(For the applicant jurisdiction, if applicable. Special Districts are exempt.)

Title: > Director Phone: > 415.558.6411

E-mail: > gerald.green@sfgov.org

Address: > Department of City Planning, 5th Floor
1680 Mission Street, San Francisco, CA 94103

8. Head of Public Works or General Services Department: > Edwin M. Lee

If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.

Title: > Director Phone: > 415.554.6920

E-mail: > edwin.lee@sfgov.org

Address: > Department of Public Works, City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

9. Operating Library Jurisdiction: > San Francisco Public Library

Legal name of library that will operate the public library.

10. Library Director Name: > Susan Hildreth

Public library director for the library jurisdiction that will operate the public library.

Title: > City Librarian Phone: > 415.557.4232

E-mail: > shildreth@sfpl.org

Address: > San Francisco Public Library, 6th Floor
100 Larkin Street, San Francisco, CA 94102

11. Alternate Library Contact Person: > Paul Underwood

If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.

Title: > Deputy City Librarian Phone: > 415.557.4243

E-mail: > punderwood@sfpl.org

Address: > San Francisco Public Library, 6th Floor
100 Larkin Street, San Francisco, CA 94102

12. Library Building Program Consultant: > Drew Harrington

(If applicable)

Title: > Drew Harrington, Library Consultant Phone: > 541.342.4034

E-mail: > drew.harrington@comcast.net

Address: > 1418 E. 23rd Avenue
Eugene, OR 97403

13. Technology Planning Consultant > Department of Telecommunications & Information Services

(If applicable)

Title: > Lewis Loeven, Director Phone: > 415.554.0801
E-mail: > lewis.loeven@sfgov.org
Address: > 875 Stevenson Street, 5th Floor
San Francisco, CA 94103

14. Project Architect: > Bureau of Architecture, Public Works **License #** > C12859

Providing construction budget estimate and/or conceptual plans.

Title: > Mark Dorian, AIA, Bureau Manager Phone: > 415.557.4713
E-mail: > mark.dorian@sfgov.org
Address: > 30 Van Ness Avenue, Suite 4100
San Francisco, CA 94102

15. Project Manager: > Marilyn Thompson, AIA

(If applicable)

Title: > Bond Program Manager, Branch Library Improvement Program Phone: > 415.557.4234
E-mail: > mthompson@sfpl.org
Address: > San Francisco Public Library, 6th Floor
100 Larkin Street, San Francisco, CA 94102

16. Construction Manager: > Roberto Lombardi

(If applicable)

Title: > Construction Manager, Bureau of Construction Management Phone: > 415.706.2251
E-mail: > roberto_lombardi@ci.sf.ca.us
Address: > 1680 Mission Street
San Francisco, CA 94103

17. Construction Cost Estimator: > Cooper Pugeda Management, Inc.

(If applicable)

Title: > Ismael Pugeda, P.E., President Phone: > 415.543.6515
E-mail: > ismaelp@cpmservices.com
Address: > 607 Market Street, 2nd Floor
San Francisco, CA 94105

18. Hazardous Materials Consultant: > IHI Environmental

(If applicable)

Title: > Amy Borslien, SST, Environmental Field Technician Phone: > 510.923.1661
E-mail: > calif@ihi-env.com
Address: > 1260 45th Street, Suite L
Emeryville CA 94608-2907

19. Project Interior Designer: > Kwan Henmi / Marie Fisher Joint Venture

(If applicable)

Title: > Sylvia Kwan, FAIA, Principle Phone: > 415.901.7203
E-mail: > sylvia.kwan@kwanhenmi.com
Address: > 1 Beach Street, Suite 103
San Francisco, CA 94133

TYPE OF PROJECT

New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

Gross Total Project Square Footage

> _____ SF

> _____ SF

> _____ SF

(Include both new & remodeled square footage.)

Gross Square Footage

Remodeling: > _____ SF

Expansion: > _____ SF

Priority:

☐ First Priority "Joint Use"

☐ Co-Location Joint Use

☐ Joint Venture Joint Use

☐ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☐ Homework Center

☐ Career Center

☐ Other similar collaborative library services with direct benefit to K-12 students

Specify: > _____

☐ Second Priority "All Others"

Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

Gross Total Project Square Footage

> _____ SF

> _____ 13,820 SF

(Include both new & remodeled square footage.)

Gross Square Footage

Remodeling: > _____ 9,820 SF

Expansion: > _____ 4,000 SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > _____

☒ Second Priority "All Others"

Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

>

YES ☐

NO ☒

Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☐ NO ☒

(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)

Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> _____ SF	0 <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > _____	_____ SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> 0 SF <i>Add Lines 2A SF thru 2H SF</i>	0 <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas ¹		
5. Subtotal: Total of Common Areas ¹	> _____ SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas ¹	> 0 SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas ¹	> 0 SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> 0 SF <i>Add Lines 1SF, 3 SF, & 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> 0 SF <i>Line 1 SF + Line 6 SF</i>	

¹ "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

PROJECT PLANNING INFORMATION

Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

All Projects:

1. **Public library project's service area 1980 population:** > 43,743
2. **Source:** > U.S. Census 1980
3. **Population Percentage Change from 1980 to 2000:** > 8%
4. **Public library project's service area 2000 population:** > 47,405
5. **Source:** > U.S. Census 2000
6. **Population Percentage Change from 2000 to 2020:** > 5%
7. **Public library project's service area 2020 population:** > 49,727
8. **Source:** > Association of Bay Area Governments

Joint Use Projects (Both Co-location & Joint Venture Projects):

9. **Project's public school attendance area(s) 1980 student population:** > _____
10. **Source:** > _____
11. **Population Percentage Change from 1980 to 2000:** > %
12. **Project's public school attendance area(s) 2000 student population:** > _____
13. **Source:** > _____
14. **Population Percentage Change from 2000 to 2020:** > %
15. **Project's public school attendance area(s) 2020 student population:** > _____
16. **Source:** > _____

Existing Library Facility Square Footage

Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is:

> 9,820 SF
If no existing public library facility, enter "0."

Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is:

> SF
If no existing school library facility, enter "0."

Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The San Francisco Public Library system is comprised of the Main Library, 376,000 square feet, and 26 branch libraries, representing 170,000 square feet, for a total library square footage of 546,000. The Library serves a population of 791,600 in a city of 49 square miles. San Francisco is a city of neighborhoods and the residents love their branch libraries. In 1994, City Proposition E, the Library Preservation fund was passed, which created a funding mechanism to support library operations, including a dedicated share of property tax, a guaranteed share of the City's general fund, and the requirement of maintaining the operation of the Main Library and a minimum of 26 branch libraries. Thus, San Franciscans have demanded a public library service strategy of many small, neighborhood libraries.

Up-to-date, seismically safe, technologically capable, and welcoming library facilities are a priority for San Francisco. The Main Library opened in 1996, the Chinatown Branch Library was renovated and expanded in 1996, the Mission Branch Library was renovated in 1999, and the new Ocean View Branch Library was opened in 2000. In March 2000, San Francisco voters approved Proposition 14, the California Public Library Construction and Renovation Act, by 74%, the highest approval level of any county in the state. In November 2000, San Francisco voters approved Proposition A, a \$105.9 million bond general obligation measure which created the Branch Library Improvement Program. This program is designed to support the renovation of the remaining 19 branch libraries, the replacement of 4 leased facilities with newly-constructed City-owned libraries and the construction of the 27th branch, in the newly developing Mission Bay neighborhood. This program assumes that a maximum of \$10 million will be received by San Francisco from State Proposition 14 bond funds to make the program whole. When this program is complete, there will be an additional 55,000 square feet dedicated to branch libraries, increasing the current total branch library square footage by 32% of the current space. In January 2002, the Library completed a Branch Facilities Plan which includes assessments and projected modifications for all existing branches, determines siting criteria and design guidelines for new libraries, and provides a functional building program which is a basis for all projects. Accessibility, flexibility and convenience in library services and facilities are the key goals of the Branch Library Improvement Program.

The resource role of the Richmond Branch will be significantly enhanced upon completion of the expansion, restoration and renovation, since Richmond will be the largest branch in the western part of the City, and a peer to the Chinatown Branch Library. The Main Library serves as the major resource for in-depth reference as well as the Chinatown Branch Library, 17,000 square feet, in the northeast section of the City. These three buildings will serve as the largest library service facilities in the City for the foreseeable future. Several smaller branches that are adjacent to the Richmond Branch Library historically use Richmond as their first point of referral. The branch libraries that are adjacent to Richmond include; Anza Branch Library, 1.8 miles from Richmond, which will increase from 7,332 to 8,770 square feet by 2008; Presidio Branch Library, 1.5 miles from Richmond with 10,205 square feet, will be completely renovated by 2009; Western Addition Library, 1.6 miles from Richmond at 7,308 square feet will be completely renovated by 2007, Park Branch Library, 1.5 miles from Richmond with 8,825 square feet, will be completely renovated by 2009; and Sunset Branch Library, 1.9 miles from Richmond with 9,434 square feet, will be completely renovated by 2005. Richmond is centrally located and accessible by public transportation and will continue to function on its 7-day operating schedule upon re-opening.

Due to the implementation of the Branch Library Improvement Program and the wide availability of electronic information resources, the San Francisco Public Library is moving to a service strategy where most branch libraries are 6,000 - 8,000 square feet and provide a wide array of resources and services for library users. The new, expanded and renovated branch libraries will serve as vibrant learning centers, becoming the "living rooms" of their neighborhoods, and provide collections and services that

Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > 1914 Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > _____ Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

3. When was the most recent structural¹ renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? > 1923 Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural¹ renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? > _____ Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

¹ Pertaining to the load bearing elements of the building

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > n/a

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

[See Education Code section 19995(c)]

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☒ No ☐

Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

Title Considerations

Site

9. Are there any exceptions to marketable record title?

Yes ☐ No ☒

Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site?
(or library portion of site, if multipurpose project)

> \$

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

Compared to other San Francisco communities, the Richmond district is fairly flat. The branch library is a grand two-story Carnegie structure prominently located in the center of the block between Geary Boulevard and Clement Street on the south and north, respectively, and 9th and 10th Avenues on the east and west, respectively. The Richmond Branch Library is accessible with entrances on both the 9th Avenue and 10th Avenue sides, with significant open space surrounding the facility. A play area on the 10th Avenue section of the library's property serves as the local park and recreation area for local children and families.

The Richmond neighborhood is comprised mostly of residential units. The neighborhood is also comprised of small and moderate-scale commercial districts, including small businesses, restaurants and some medium size retail businesses.

The branch library is easily accessible due to its location adjacent to the commercial district within the library service area and neighborhood, which includes schools, churches, and the adjacent business districts along both Geary Boulevard and Clement Street. Pedestrian sidewalks run the length of 9th and 10th Avenues, as well as Clement Street and Geary Boulevard, and along nearby side streets. Arteries surrounding the branch library allow safe and direct passage to the branch library for residents and those traveling by public transportation.

Golden Gate Park runs the full east/west length of the southern edge of the area served by the Richmond Branch Library. This natural barrier may limit users who live south of the Golden Gate Park (and not within the primary service area for Richmond) to make the trip to the Richmond Branch Library. However there are cross-park automobile, bicycle, and pedestrian roads that cut north/south through the Park, providing reasonable access. Additionally, residents living immediately south of Golden Gate Park are served by the Sunset Branch Library.

No artificial barriers exist that might impede access to the Richmond Branch Library.

Public Transit Access

Number of public transit stops located within 1/4 mile of site: > 43

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Ten municipal bus lines and one inter-county bus line have stops within the Richmond Branch Library service area during open hours. Seven of these lines offer wheelchair access during all operating hours (indicated by * in the following list). One line, the 38 Geary, offers 24-hour, 7-day service. The inter-county line, operated by Golden Gate Transit, connects between points in Marin County and San Francisco.

Summary of municipal bus line services:

Route 1 – operates 7 days/week; stops every 5 to 15 minutes within 2 blocks of Branch

Route 1BX* – operates weekday peak periods only; stops every 6 to 15 minutes within 2 blocks of Branch

Route 2* – operates 7 days/week, daytime only; stops every 10 to 20 minutes within 1/2 block of Branch

Route 4 – operates weekday daytimes only; stops every 10 to 20 minutes within 1/2 block of Branch

Route 28* – operates 7 days/week; stops every 11 to 20 minutes within 5 blocks of Branch

Route 28L* – operates weekday daytimes only; stops every 8 to 15 minutes within 5 blocks of Branch

38 Geary* – operates 7 days/week, 24 hours/day; stops every 6 to 20 minutes within 1/2 block of Branch

38L Geary* – operates 6 days/week, daytimes only; stops every 5 to 7 minutes within 4 blocks of Branch

38BX Geary – operates weekday peak periods only; stops every 8 to 15 minutes within 1/2 block of Branch

Route 44 – operates 7 days/week; stops every 10 to 20 minutes within 5 blocks of Branch

Summary of inter-county bus line service:

Golden Gate Transit Route 50* – operates 7 days/week; stops every 30 to 60 minutes within 5 blocks of Branch.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

Walking and bicycling are common and popular activities among San Franciscans owing to the City's temperate climate, compact area, scarcity of automobile parking space, highest-in-the-state cost of gasoline and heavy traffic congestion. Pedestrians and bicyclists are especially drawn to the Richmond Branch Library service area due to its largely flat terrain and the major parks that border it. Two and one-half blocks to the north of the branch library is a bicycle lane that borders the Presidio, and nine blocks to the east another bicycle lane runs between the Presidio and Golden Gate Park.

The branch library is one half block in from each of the two major neighborhood commercial districts. Sidewalks run the length of every street in the immediate area. Pedestrian traffic is high. There is a mid-block foot path located on library property that will be enhanced and improved as part of the branch's renovation.

The City and County of San Francisco Bike Ordinance Sec. 155.1, Bicycle Parking Requirements for City-Owned and Leased Buildings, stipulates that the Richmond Branch have class 2 Bicycle Parking Spaces.

- The racks will be placed within 50 feet of the entrances to the building and will not impede pedestrian or sidewalk traffic.
- The required number of spaces for facilities such as libraries is related to "the average patron load in a building during peak use hours." For the Richmond Branch Library, 8 spaces or 10% of the maximum number of occupants are required. We anticipate that we would usually not exceed 150 users at any one time. The Library intends to exceed the requirement and provide 20 public bicycle parking spaces, 10 will be located on the 9th Avenue entrance side and 10 on the 10th Avenue entrance side. Local bicycle codes also require bicycle parking for employees. The Library will provide 2 enclosed staff bike parking spaces.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The Richmond Branch Library service area is easily accessed by automobile. One half-block to the south of the branch library is Geary Boulevard, a major arterial road and the longest east-west thoroughfare in the City. Geary originates in the Financial District, traverses the heart of the downtown Shopping District, borders Japantown and then stretches out to its end at the western-most tip of San Francisco. Two blocks north of the branch library is California Street, another major east-west artery. It also originates in the Financial District, passes through Chinatown and Nob Hill and proceeds to its end at Lincoln Park. The City's major north-south artery, State Highway 1 (Presidio Boulevard), is also nearby at just four and one-half blocks west of the branch library.

Although parking spaces are generally at a premium within San Francisco, the Richmond Branch Library service area enjoys relatively good parking availability. Directly in front of the Ninth Avenue entrance to the branch library is a two-car green zone for fifteen-minute parking; across the street is a municipal parking lot with 24 metered spaces. Another municipal parking lot with 27 metered spaces is located just one block directly to the east, on Eighth Avenue. On Geary Boulevard and Clement Street, between which the branch library is situated, all parking spaces are metered for quick turnover.

To facilitate access for persons with disabilities, there are curb cuts at virtually every corner within the branch library service area. There are two handicapped parking spaces at both nearby municipal parking lots.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Clement at 9th Avenue (peak hours 4-6 pm)	1	853	6/3-4/1998
2. >	Clement at 8th Avenue (peak hours 4-6 pm)	2	1,033	6/3-4/1998
3. >	Geary at 9th Avenue (peak hours 4-6 pm)	1	3,429	6/3-4/1998
4. >	Geary at 8th Avenue (peak hours 4-6 pm)	2	3,755	6/3-4/1998

Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... > 0 spaces
2. Number of library parking spaces available off street, off library site..... > 0 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 131 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 131 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning..... > 0 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > 0 spaces
8. Provide number of square feet per parking space as required by local zoning..... > 0 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 0 SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{\text{ } - \text{ SF}}{\text{13,820 SF}} = \underline{0.00} \text{ SF of Parking / 1 SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = \underline{1.50} \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 20 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The Richmond Branch Library has an excellent array of public transportation options, including bicycling and pedestrian alternatives. The Richmond Branch Library is situated in a block between the main thoroughfares of Geary Boulevard and Clement Street. According to the San Francisco Planning Department, Geary Boulevard is one of the streets that carry's the City's core transit service. Transit is frequent and readily accessible. As a result the Richmond Branch Library is well placed to serve the immediate residents and visitors.

Within 500' of the two entrances are 107 on-street parking spaces ranging from non-metered 15 minute limit to non-metered two hour limit spaces and across the street from the Ninth Avenue entrance is a municipal parking lot with 24 metered spaces. Outside of the 500' but within easy walking distance is a second municipal lot with 27 metered spaces. The commercial areas along Clement Street and Geary Boulevard provide additional street parking.

San Francisco is a "transit first" City dedicated to developing and sustaining an excellent transportation infrastructure that is based on mass transit options. According to the City's General Plan, public parking is not a requirement for City spaces or buildings providing public service but parking should be readily available on or near the sites of branch libraries. The Richmond Branch Library will provide no on-site automobile parking. However, the Library remains committed to ease of accessibility to the Richmond Branch Library.

The branch library is served by 10 municipal bus lines and one inter-county bus line, is easily accessible by City thoroughfares, and is surrounded by sidewalks and plentiful street and lot parking. Within 1/4 of a mile of the branch are 43 public transit stops.

Because the Library has many branches located in the 27 different neighborhoods of the City, the majority of users of each branch library are the residents most close to the branch libraries. The Richmond Branch Library is surrounded by sidewalks. Footpaths located on the North and South sides of the branch library provide mid-block access to residents. These will be improved as part of the renovation landscape plans. Pedestrians can approach and enter the branch library from the East (9th Avenue) or West (10th Avenue). Bicyclists will be able to park on the 9th Avenue side or the 10th Avenue side of the building depending on their approach. Ample bicycle parking, 20 public bike parking spaces located close to the building for safety and convenience, are planned.

The current footprint of the building allows for a generous amount of open space on the east and west sides of the building. Green space is at a premium in this densely populated neighborhood. At community meetings regarding the project, residents expressed a desire that the Library impede as little as possible on the open space in considering the placement of the planned expansion. Residents clearly prefer open space over on-site parking.

Visibility

Describe how visible and prominent the public library building will be within the library service area.

A Carnegie grant library, the two-story Richmond Branch Library was completed in 1914 and was designed by the architectural firm of Bliss & Faville who designed several prominent buildings in the San Francisco area. The branch library dominates the block, located between Geary Blvd. and Clement St. facing both 9th and 10th Avenues. It is a good example of "type C" Classic Revival with its symmetry, towering monumentality, and ornamentation. The branch library is highly visible not only due to the size and design of the structure, but also due to being situated on land that is relatively flat with significant open space around the library, about 28,715 square feet, mostly on the west and east facades. The grandeur and placement of the building make it a focal point for the community, especially in a city where open space is minimal and cherished. Enhancing the visibility, and acting as a magnet, is a play area on the Library property which families and children use. The open space surrounding the branch library is used as a City park. The Library will work closely with the community to replace the current play area with a modern, safe and exciting play area that is incorporated appropriately into the landscaping on the 10th Avenue side of the property. The Richmond Branch Library is badly in need of renovation, both to correct the very serious seismic and accessibility deficiencies and to bring a tired, heavily used building back to the glory of this Carnegie's historic significance and the community's devotion indicate it deserves. Additionally, the Richmond Branch Library is adjacent to the busy commercial district of the library's service area.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

Community residents see the Richmond Branch Library as a defining element of their community. They identified the need to strengthen the role of the library as a civic and community institution. In this extremely diverse neighborhood, the branch library can be the "community living room" where long-time residents as well as new immigrants from Asia and Russia come together to learn about each other.

The Richmond neighborhood is comprised mostly of residential units. The neighborhood is also comprised of small and moderate-scale commercial districts, including small businesses, restaurants and some medium size retail businesses. The position of the branch library in the neighborhood is one that is adjacent to the significantly busy and vibrant Clement Street and Geary Boulevard, mid-block to these two main business corridors. The newly-expanded branch library will become a "destination" and strengthen its small business neighbors.

The branch is easily accessible due to its location adjacent to schools, churches, and the business districts along both Geary Boulevard and Clement Street. Star of the Sea Elementary School and Laurel School (for children with disabilities) are directly opposite the library on 9th Avenue, with Zion Lutheran School just down the street. Frank McCoppin Elementary School is nearby. Star of the Sea Catholic Church is on the corner of 9th Avenue and Geary Boulevard. Pedestrian sidewalks run the length of 9th and 10th Avenues, as well as Clement Street and Geary Boulevard, and along nearby side streets. Arteries surrounding the branch allow safe and direct passage to the branch for residents and those traveling by public transportation.

Ten municipal bus lines and one inter-county bus line have stops within the Richmond Branch Library service area during open hours. Seven of these lines offer wheelchair access during all operating hours. One line, the 38 Geary, offers 24 hour-a-day service. The inter-county line, operated by Golden Gate Transit, connects between points in Marin County and San Francisco. Bicyclists as well as pedestrians enjoy ease of access since the Richmond Branch Library and adjacent area is relatively flat in a city of hills.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

In preparation for the branch bond measure, successfully passed in November 2000, the Department of Public Works and the Library evaluated each of the 26 branch locations and buildings. Outcomes and decisions of those deliberations determined that library buildings owned by the City would be upgraded to accommodate technology needs, seismic safety (Richmond has the highest seismic hazard rating of 4), and to comply with the Americans with Disabilities Act accessibility codes.

After evaluating the categories of location, condition, structure, space utilization, architectural significance, cost and environmental impact, it was determined that expansion, restoration and renovation of the Richmond Branch Library, a Carnegie grant library, is feasible and will provide the community with a facility that will serve their needs for the foreseeable future. Additionally, there is sufficient property on the site (10,300 square feet) for another addition/expansion at some point in the future, if service needs warrant more and/or different spaces for library service. Although the building is severely worn due to decades of growing use by an ever-increasing demand from the public, the historic significance of this two-story Carnegie provided additional incentive for confirming this location as the best site for library service.

There was extensive community involvement in determining the nature of the expansion and renovation of the building. After the community rejected a preliminary expansion design, a design charrette was held in June 2002 which resulted in the Winter Garden approach of an active multi-storied space connecting two new building wings. Representatives of the community, the Landmarks Preservation Advisory Board of the Planning Department and staff and consultants from the Library and the Department of Public Works participated in this exciting design opportunity.

The value placed on their library is exemplified by the recent grass roots community effort to name the branch library after the late Senator Milton Marks, author of many earlier versions of proposed library construction ballot measures. Senator Marks was a Richmond resident and used this branch library throughout his career.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

Community residents see the Richmond Branch Library as a defining element of the community. They identified the need to strengthen the role of the branch library as a civic and community institution. Additionally, the green space surrounding the branch library, the landscaping and the children's play area are very important components in the environmental quality and general atmosphere of the community. The branch library dominates the block and is a good example of Classic Revival with its symmetry, towering monumentality, and ornamentation. The grandeur and placement of the building make it a focal point for the community, especially in a city where open space is minimal and cherished.

Compared to other San Francisco communities, the Richmond district is fairly flat. The branch library is a grand two-story Carnegie structure prominently located in the center of the block between Geary Boulevard and Clement Street on the south and north, respectively, and 9th and 10th Avenues on the east and west, respectively. The Richmond Branch Library is accessible with entrances on both the 9th Avenue and 10th Avenue sides, with significant open space surrounding the facility.

A play area on the 10th Avenue section of the library's property serves as a magnet for local families and children in the neighborhood, with children running between the play area and the Children's Room, which faces the play area. The three neighboring private schools with 640 students and near-by public schools and daycare facilities make regular trips with their classes to combine a visit to the library and an outing to the play area. This open space surrounding the library enhances its visibility and community value in a densely-developed neighborhood.

On the 10th Avenue entrance, pedestrian access for persons with disabilities presents only minor and easily resolved design concerns, since the land is currently flat from the street to the entrance. Additionally, the new elevator providing full building access will be located on the 10th Avenue façade. The 9th Avenue entrance is presently inaccessible for persons with disabilities due to a gradual increase in ground height that results in the second level, the Adult Room, being entered from a grand exterior stair sequence. The design for the expanded, restored and renovated Carnegie includes a gently curving sidewalk that gradually sweeps up in an arc on the north side of the property on 9th Avenue, resulting in a code compliant and aesthetically appropriate entry sequence that will be lushly landscaped. Once the building reopens, the Adult Room will be accessible for all persons for the first time since the building opened in 1914.

Presently there is east/west pedestrian access on either side of the Richmond Branch Library, allowing residents to conveniently cross to either 9th or 10th Avenues without needing to walk first to the end of the block to do so. Library users expressed a strong desire to continue to be able to travel through the site on both sides of the building and not have access from either side eliminated. Expansion plans for the new addition to the north and south of the library have accommodated this continued access through to 9th and 10th Avenues on both the north and south sides of the building. Appropriate security and general lighting, with enhanced landscaping, will help insure the safety of residents.

The Richmond neighborhood is comprised mostly of residential units. The neighborhood is also comprised of small and moderate-scale commercial districts, including small businesses, restaurants and some medium size retail businesses. The position of the Richmond Branch Library in the neighborhood is one that is adjacent to the significantly busy and vibrant Clement Street and Geary Boulevard, mid-block to these two main business corridors. The newly-expanded branch library will become a "destination" and strengthen its small business neighbors.

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When this neighborhood was developed at the turn of the century, the City was wise in selecting this expansive site to provide for the public library and open space. This site is a prominent one in the community and gives the opportunity for future library expansion, which is rare in a densely populated urban area like San Francisco.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

All Projects (Except Multipurpose Buildings)		Square Footage
1. Proposed Library Building Footprint ¹	>	13,820 SF
2. Proposed Library Surface Parking Lot	>	0 SF
3. Proposed Library Parking Structure Footprint ¹	>	0 SF
4. Future Library Building Expansion Footprint ¹	>	10,300 SF
5. Future Library Parking Expansion	>	0 SF
6. Required Local Zoning Set-Backs	>	0 SF
7. Desired Aesthetic Set-Backs & Amenities	>	11,933 SF
8. Miscellaneous & Unusable Space	>	0 SF
9. Total Square Footage of Library Project Site	>	36,053 SF
10. Proposed Under-Building Parking	>	0 SF

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint or 5,000 square feet.

Multipurpose Building Projects Only

	A Library² Dedicated SQ FT	B Library Portion of Common SQ FT	C Other³ Common SQ FT	D Other³ Dedicated SQ FT
1. Proposed Building	>			
2. Proposed Surface Parking Lot	>			
3. Proposed Parking Structure	>			
4. Future Building Expansion	>			
5. Future Parking Expansion	>			
6. Required Local Zoning Set-Backs	>			
7. Desired Aesthetic Set-Backs & Amenities	>			
8. Miscellaneous & Unusable Space	>			
9. Total Square Footage of Multipurpose Project Site	>			
10. Proposed Under-Building Parking	>			

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? > P (Public)

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> _____
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	Planning Approvals	\$ 29,500	09/01/04
6. >	Building Permit and Plan Check Fees	\$ 58,500	10/01/05
7. >	Street Use Permits	\$ 1,500	11/01/05
8. >		\$	

Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The City and County of San Francisco has no separate Storm Drainage System. The sewer system is currently adequate to prevent flooding of the site. There has been no flooding of the site recorded since built in 1914. Roof drains are not permitted to flow onto property or streets. Roof drains are included in the calculations for sanitary sewer utility lines for the project.

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending regarding CEQA compliance.

The project has been determined to be Categorical Exempt under Class 3 and 31, new construction less than 10,000 square feet and reconstruction of historical resource in a manner consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties. The basis of claim, Certificate of Determination, and Notice of Exemption are included in the Supporting Documents.

Energy Conservation

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

In order to reduce energy consumption and operating costs, comply with Title 24 Energy requirements, meet San Francisco's stringent "Green Building" ordinances, and increase comfort to its occupants for this Carnegie's historic renovation, the following sustainable building practices will be included:

Lighting is being replaced throughout with energy efficient fixtures using T8 and T5 bulbs, including replicated fixtures in the historic reading room. Low voltage task, indirect and direct shelf lighting will be incorporated throughout. Energy conserving occupancy sensors, timers and automatic dimming systems tied to photo voltaic sensors will be installed.

Original expansive historic windows continue to provide adequate natural lighting throughout the day, drastically minimizing the need for artificial lighting. Original single pane windows will be replaced with double-paned thermal windows and historic grid patterns will be replicated. Glazing on the west side of the building will be Low E with UV reducing properties. Built-in shades will be provided in the Adult Reading Room, disguised within the historic horizontal mullions.

The existing heating and ventilation systems have exceeded their useful life and will be replaced with new systems with greater efficiency ratings. Natural weather patterns of the Richmond District do not require the need for air conditioning, nor the energy consumption required. Windows will be operable to further reduce the need to mechanically ventilate. The Winter Garden is naturally ventilated and non-conditioned. Heat gain from the Winter Garden can be transferred to the reading rooms when seasonally advantageous. Lighting, heating, security and life safety systems will be remotely monitored, reporting back to the Main Library's Central Monitoring System. This provides the ability to adjust energy usage as needed and to pinpoint energy wasting maintenance problems immediately. Plumbing fixtures will be water saving low-flow type.

The expansion and renovation significantly improves the building's thermal insulation properties. The original roof will be replaced for seismic purposes and fully insulated and additions will be fully insulated. New trees provide shading on the west. Landscaping will also be low maintenance and drought tolerant.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☒ No ☐

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☒ No ☐

6. On the California Register of Historical Resources list?

Yes ☒ No ☐

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☒ No ☐

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

Dwight Dutschke of the State Historic Preservation Office was contacted on January 7, 2003. He verified that SHPO would have no further comments after approval by the local Landmarks Preservation Advisory Board (LPAB) of the San Francisco Planning Commission. This was confirmed via email, attached.

The LPAB reviewed and approved the project on October 16 and November 6, 2002. They unanimously voted in support of the project and advised the Planning Department that the project complies with the Secretary of the Interior's Standards for Rehabilitation. A copy of the LPAB letter is attached.

In its CEQA review, the Department of City Planning concluded that the project is consistent with the Secretary of the Interior's Standards. "Substantial effort has been made to minimize impacts on distinctive materials, features, finishes, and spaces that characterize the property (Standards #1, #2 and #5). While further work on the detailing of the addition is needed to ensure its compatibility with the historic building, the size, placement, and design of the side additions are differentiated from the historic building and have been designed and placed to provide the least impact on the historic form, scale, and character of the building (Standard #9). The connections between the additions and the historic building have been designed to result in the least possible damage to historic fabric, so that in the future they could be removed and the historic building would be unimpaired (Standard #10). Therefore, there will not be a significant adverse change to the historical resource. The Planning Department requests that the San Francisco Public Library continue to work with Department staff as the project is further developed." SFPL and its design team fully intend to work with City Planning staff to make this project the best Carnegie Library remodel and expansion possible.

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

There are no local historic preservation ordinances that apply to the proposed project site or adjacent properties.

The building has been nominated by the Landmarks Preservation Advisory Board (LPAB) of the Planning Commission along with San Francisco's six other Carnegie libraries. A context statement was approved and two libraries were landmarked in 2002 (Chinatown and Mission branches). This expansion and renovation project was presented to the LPAB and determined to be in compliance with the Secretary of the Interior's Standards. See attached letter. In addition, this library appears on the State Office of Historic Preservation's Historic Properties Directory. As a "qualified historical building", the State Historical Building Code may apply as the prevailing building code. And lastly, this parcel is in a 40-X height and bulk district, subject to a 40 foot height limit, which this project fully complies with.

In summary, this project is substantially in compliance with local planning, zoning and preservation requirements.

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

After field investigation, soils testing and engineering analyses, the firm of Treadwell & Rollo completed the Geotechnical Report dated September 18, 2002 attached. Following is a summary of geologic conditions:

Compressible & expansive soils: No expansive soils were encountered. The site is underlain by one foot of topsoil, consisting of medium stiff to stiff silt with sand. Dune sand underlies the topsoil. The Dune sand is loose in the upper one to two feet, then grades to medium dense for a depth of ten feet. Below ten feet, the Dune sand becomes dense to very dense to the maximum depth drilled (31.5 feet). Existing foundations were exposed in test pits which verified concrete strip footings extending three to four feet below grade. The engineers determined that differential settlements will be less than one inch on one side, 1/2 inch on the other, in addition to any earthquake induced settlement. Soils descriptions and laboratory test results are given in the Geotechnical Report attached.

Tunnels & mine shafts: There are no tunnels or mine shafts underlying the site.

Unstable slopes: The site is fairly level.

Active seismic zones: The site is in a seismically active region. The Geotechnical Report evaluates major active faults in the area, distance from site, maximum moment magnitude, and estimates of 30 year probability of a magnitude 6.7 or greater earthquake. See comments below regarding liquefaction and other earthquake induced geologic hazards.

Excessive ground water: Groundwater was not encountered in the maximum depth drilled (31.5 feet) at time of drilling (July 2002).

Areas prone to liquefaction: The Geotechnical Report evaluated the potential for earthquake induced hazards including ground shaking, ground rupture from faulting, liquefaction, lateral spreading, and differential compaction. Groundwater was not encountered and soils encountered were sufficiently dense that liquefaction potential was determined to be low. Based on low liquefaction potential, lateral spreading was also determined to be low. Due to loose to medium dense clean sand encountered in the upper 10 to 15 feet, the engineers determined that earthquake induced settlements of 1/2 inch could occur.

Impact to cost: The conditions noted above will not significantly increase the cost of developing nor prevent use of the site for a public library building. The engineer's conclusion was that the proposed seismic strengthening and building addition could be constructed as planned and could be supported on shallow foundations consisting of continuous spread footings. Section 9.0 of the Geotechnical Report gives specific recommendations for structural elements such as new foundations, slabs on grade, fill placement, corrosion protection and seismic design factors for structural calculations. These recommendations have been included in the design and cost estimate of the renovation and expansion project.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

	<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. >	N/A	\$ 0
2. >		\$
3. >		\$
4. >		\$
5. >		\$
6. >		\$
	Total Demolition:	> \$

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
2. Fiber Optic Cable	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 0
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
6. Storm Sewer	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 0
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 0	\$ 0
2. Cut, Fill & Rough Grading.....	> \$ 134,180	\$ 0
3. Special Foundation Support (pilings, etc.).....	> \$ 0	\$ 0
4. Paving, curbs, gutters & sidewalks.....	> \$ 133,640	\$ 0
5. Retaining Walls.....	> \$ 26,715	\$ 0
6. Landscaping.....	> \$ 158,590	\$ 0
7. Signage.....	> \$ 1,430	\$ 0
8. Lighting.....	> \$ 86,160	\$ 0
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 0	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 0
13. Other (Specify):	> \$ 0	\$ 0
14. Other (Specify):	> \$ 0	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 540,715	\$

FINANCIAL INFORMATION

Normal Public Construction Costs in the Applicant's Area

For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)

Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: **\$202 /SF**
 B. For square footage added to an existing building, i.e. "expansions": **\$238 /SF**

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2)A. County: >	San Francisco	County Locality	B. Adjustment Factor: >	1.2	X	C. New Cost/SF: >	\$ 238 /SF = D. >	\$ 286 /SF
	Name of Project County						(Select: 1A or 1B)	
[Example:	Solano		1.07	X		\$ 202 /SF =	\$ 216 /SF]	

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 286 /SF
 (Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. Number of Months: >	58 X .002 =	Inflation	B. Factor: >	.116	X	Locally Adjusted	C. Construction \$/SF: >	\$ 286 /SF =	Additional \$/SF	D. >	\$ 33 /SF
	(1/5%)						(Re-enter 3A)				
[Example	14 X .002 =		.028	X		\$ 216 /SF =	\$ 6 /SF]				

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Additional Cost/SF: >	\$ 33 /SF +	Locally Adjusted	B. Construction \$/SF: >	\$ 286 /SF =	Eligible Projected	C. Construction \$/SF: >	\$ 319 /SF
	(Re-enter 4D)			(Re-enter 4C)			
[Example	\$ 6 /SF +		\$ 216 /SF =			\$ 222 /SF]	

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF:	>	\$ 319 /SF
Multiplied By		(Re-enter 5C)
7) The Square Footage of New Construction:	>	4,000 SF
Equals		
8) The Eligible Projected Construction Cost:	>	\$ 1,276,000

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8)	>	\$ 127,600
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Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ _____ /SF Divided by > _____ = > \$ _____ 0 /SF
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X	C. Comparable \$/SF: > _____ (Re-enter 10)	D. > \$ _____ /SF
[Example 14 X .002 = .028 X		\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF + (Re-enter 11D)	B. Construction \$/SF: > _____ (Re-enter 11C)	C. Construction \$/SF: > \$ _____ /SF
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ _____

Library Project Budget (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$ 1,276,000	\$ 0
2)	Remodeling Construction..... >	\$ 2,907,080	\$ 0
3)	Contingency..... >	\$ 563,662	\$ 0
4)	Appraised Value of Building..... >	\$ 0	\$ 0
5)	Appraised Value of Land..... >	\$ 0	\$ 0
6)	Site Development..... >	\$ 540,715	\$ 0
7)	Site Demolition..... >	\$ 0	\$ 0
8)	Site Permits & Fees..... >	\$ 89,500	\$ 0
9)	Site Option to Purchase Agreement..... >	\$ 0	\$ 0
10)	Furnishings & Equipment Costs..... >	\$ 1,234,515	\$ 0
11)	Signage..... >	\$ 119,280	\$ 0
12)	Architectural & Engineering Costs..... >	\$ 1,502,400	\$ 0
13)	Construction Cost Estimator Fees..... >	\$ 35,400	\$ 0
14)	Interior Designer Fees..... >	\$ 150,000	\$ 0
15)	Geotechnical/Geohazard Reports..... >	\$ 19,000	\$ 0
16)	Hazardous Materials Consultant Fees..... >	\$ 35,000	\$ 0
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$ 46,570	\$ 0
18)	Library Consultant Fee..... >	\$ 58,380	\$ 0
19)	Construction Project Management..... >	\$ 418,785	\$ 0
20)	Other Professional Fees..... >	\$ 171,160	\$ 0
21)	Local Project Administration Costs..... >	\$ 0	\$ 0
22)	Works of Art..... >	\$ 0	\$ 36,230
23)	Relocation Costs & Moving Costs..... >	\$ 0	\$ 20,000
24)	Acquisition of Library Materials..... >	\$ 0	\$
25)	Other (Specify): _____ >	\$ 0	\$ 0
26)	Other (Specify): _____ >	\$ 0	\$ 0
27)	Other (Specify): _____ >	\$ 0	\$ 0
28)	TOTAL PROJECT COSTS: >	\$ 9,167,447	\$ 56,230

Sources of Project Revenue (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 ¹ Eligible Costs).....	>	\$	5,958,841
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$	3,208,606

[Must also equal the total of Lines 31 - 35]

Sources of Local Matching Funds:

31)	City.....	>	\$	2,947,606
32)	County.....	>	\$	
33)	Special District.....	>	\$	
34)	Private.....	>	\$	261,000
35)	Other (Specify):	>	\$	
36)	Local Credits [Land ² and A&E Fees].....	>	\$	0
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$	3,208,606
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$	56,230
39)	TOTAL PROJECT INCOME: [Add Lines 29, 30, and 38].....	>	\$	9,223,677

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget**(New Public Libraries, including Conversion Projects except Multipurpose Projects)

EXPENDITURES		INITIAL START-UP EXPENSES	ANNUAL EXPENSES
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify):			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify):			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

Multipurpose Project Budget (With Library Project Budget) *(Multipurpose Projects Only)*

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library ¹ Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other ² Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26. Total Project Costs:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

¹ *Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).*

² *"Other" uses means any other space that does not provide for the delivery and support of public library direct services.*

Sources of Multipurpose Project Revenue (Multipurpose Projects Only)

27.	State Matching Funds (65% of Line 26 total eligible costs ¹).....	>	\$
28.	Local Matching Funds.....	>	\$

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

Sources of Local Matching Funds:

29.	City.....	>	\$
30.	County.....	>	\$
31.	Special District.....	>	\$
32.	Private.....	>	\$
33.	Other (Specify):	>	\$
34.	Local Credits [Land ² and A&E Fees].....	>	\$
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$
37.	TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....	>	\$

¹ Up to a maximum of \$20,000,000

² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify):			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify):			
6. Miscellaneous (Other)	>	\$	\$
7. TOTAL EXPENDITURES:	>	\$	\$

Financial Capacity *(New Construction and Conversion Projects Only)*

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

PROJECT TIMETABLE

Provide the timetable for the proposed project.

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>		<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	>	01/23/03
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	>	1916
3. Schematic Plans Completion	>	08/15/02
4. Design Development Plans Completion	>	07/01/03
5. Working Drawings (90%) Completion	>	01/01/05
6. Construction Documents Completion	>	04/01/05
7. Project Advertised for Bids	>	05/01/05
8. Start of Construction	>	11/01/05
9. Estimated Mid-Point of Construction	>	11/01/06
10. Completion of Construction	>	11/01/07
11. Opening of Library Building to the Public	>	02/01/08
12. Final Fiscal & Program Compliance Review Completed	>	07/01/08

APPLICATION CERTIFICATION

SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> _____
Signature

> _____
Date

> Gavin Newsom

Name (type)

> Mayor

Title (type)

LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> _____
Signature

> _____
Date

> Susan Hildreth

Name (type)

> City Librarian

Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer
Office of Library Construction
1029 J Street, Suite 400
Sacramento, CA 95814-2825***